

EXHIBIT B

Situated in Section 12, Twp. 6, Range 2, Jefferson County, Ohio and being in the City of Steubenville:

PARCEL 1:

Beginning at the Northwestern corner of said property as described above, thence with the northerly line thereof North $89\frac{1}{4}^{\circ}$ East 1370 feet, more or less, to the intersection of said line with the westerly right of way line, if extended, of the John Scott Memorial Highway, thence with said right of way line South $10^{\circ}-30'$ West 1400 feet, more or less, thence along a curve to the left of 2070 foot radius a distance of 1973.2 feet, thence still with said right of way line South $41^{\circ}-21'$ East 850 feet, more or less, thence North $48^{\circ}-39'$ East 30 feet, thence South $41^{\circ}-21'$ East 280 feet, thence along a curve to the right of 2815 foot radius a distance of 145 feet, thence leaving said right of way line South 41° West 314 feet, more or less, thence North 44° West 1452 feet; thence North 41° East 194.7 feet, thence North $34^{\circ}-00'$ West 346.5 feet, thence North 21° West 891 feet, thence North 67° West 1023 feet, thence North $0^{\circ}-30'$ East 1666.5 feet to the beginning. Containing 68.7 acres, more or less.

PARCEL 2:

Beginning at a point in the easterly line of said 153 acre tract, as described above, said point being South 12° West 1055 feet, more or less, from the northeasterly corner of said original tract, thence with the easterly line of said tract South 12° West 1123 feet, more or less, to a point in the northeasterly right of way line of the John Scott Memorial Highway, thence with said right of way line North $41^{\circ}-21'$ West 40 feet, thence North $48^{\circ}-39'$ East 30 feet, thence North $41^{\circ}-21'$ West 870 feet, more or less, thence along the arc of a curve to the right of 1910 foot radius a distance of 670 feet, more or less, to the southwesterly corner of the Children's Home tract, thence with the southerly line of said tract and the easterly extension of said line South $81^{\circ}-19'$ East 1178.4 feet to the beginning. Containing 16.0 acres, more or less.

Permanent Parcel Number: 08-01519-000

EXCEPTING AND RESERVING the following real property, more described as and recorded in Volume 155, Page 869 of the Official Records of Jefferson County:

PARCEL 1:

Beginning at a point on the northerly right of way line of Mall Drive, said point being distant the following courses and distances from a reference point on the westerly right of way line of John Scott Memorial Highway at station 18+05.06; by a curve to the left having a radius of 2070.00 feet and an arc distance of 44.10 feet (chord S. $10^{\circ} 18' 01''$ E. 44.10 feet), by a curve to the right having a radius of 50.00 feet and an arc distance of 76.64 feet (chord S. $33^{\circ} 00' 12''$ W. 69.36 feet), S. $76^{\circ} 55' 02''$ W. 69.09 feet, by a curve to the left having a radius of 565.00 feet and arc distance of 28.88 feet (chord S. $75^{\circ} 27' 10''$ W. 28.88 feet), thence from the principal place of beginning along line of lands of Huberta Mining Company N. $13^{\circ} 00' 00''$ W. 476.49 feet to an iron pin; thence still along same N. $59^{\circ} 04' 15''$ W. 1010.25 feet to an iron pin; thence along line of lands of the Hilltop Plan of Lots N. $08^{\circ} 38' 54''$ E. 52.97 feet to an iron pin thence through lands of Jefferson County

Technical Institute S. $59^{\circ} 04' 25''$ E. 191.81 feet to an iron pin; thence still through same S. $72^{\circ} 31' 12''$ E. 948.49 feet to a point on the westerly right of way line of John Scott Memorial Highway; thence along the westerly right of way line of John Scott Memorial Highway by a curve to the left having a radius of 2070.00 feet and an arc distance of 528.86 feet (chord S. $02^{\circ} 21' 25''$ E. 528.41 feet) to a point; thence still along same by a curve to the left having a radius of 2070.00 feet and an arc distance of 44.10 feet (chord S. $10^{\circ} 18' 01''$ E. 44.10 feet) to a point at the intersection of John Scott Memorial Highway and Mall Drive; thence along the northerly line of Mall Drive by a curve to the right having a radius of 50.00 feet and an arc distance of 76.64 feet (chord S. $33^{\circ} 00' 12''$ W. 69.36 feet) to a point; thence still along same S. $76^{\circ} 55' 02''$ W. 69.09 feet to a point; thence still along same by a curve to the left having a radius of 565.00 feet and an arc distance of 28.88 feet (chord S. $75^{\circ} 27' 10''$ W. 28.88 feet) to a point at the place of beginning. Containing a total area of 5.467 acres.

PARCEL 2:

Beginning at a point on the westerly right of way line of John Scott Memorial Highway, said point being distant N. $02^{\circ} 21' 25''$ W. 528.41 feet from a reference point on the westerly right of way line of John Scott Memorial Highway at station 18+05.06; thence from the principal place of beginning through lands of Jefferson County Technical Institute N. $72^{\circ} 31' 12''$ W. 582.89 feet to an iron pin; thence still through same N. $38^{\circ} 40' 27''$ E. 111.60 feet to an iron pin; thence still through same S. $72^{\circ} 31' 12''$ E. 116.00 feet to an iron pin; thence still through same N. $65^{\circ} 05' 58''$ E. 164.60 feet to an iron pin; thence still through same S. $67^{\circ} 43' 35''$ E. 272.70 feet to a point on the westerly right of way line of John Scott Memorial Highway; thence along the westerly right of way line of John Scott Memorial Highway by a curve to the left having a radius of 2070.00 feet and an arc distance of 195.13 feet (chord S. $07^{\circ} 40' 35''$ W. 195.06 feet) to a point at the place of beginning. Containing a total area of 2.107 acres

PARCEL 3:

Beginning at a point on the southerly right of way line of Mall Drive at the dividing line of lands of Jefferson County Technical Institute and Huberta Mining Company, Inc., said point being distant the following courses and distances from a reference point on the westerly right of way line of John Scott Memorial Highway at Station 18+05.06 by a curve to the left having a radius of 2070.00 feet and an arc distance of 44.10 feet (chord S $10^{\circ} 18' 01''$ E 44.10 feet), by a curve to the right having a radius of 50.00 feet and an arc distance of 76.64 feet (chord S $33^{\circ} 00' 12''$ W 69.36 feet), S $76^{\circ} 55' 02''$ W 69.09 feet, by a curve to the left having a radius of 565.00 feet and an arc distance of 28.88 feet (chord S $75^{\circ} 27' 10''$ W 28.88 feet), S $13^{\circ} 00' 00''$ E 60.09 feet, to said beginning point, thence along the southerly right of way line of Mall Drive in an easterly direction by a curve to the right having a radius of 505.00 feet and an arc distance of 28.97 feet (chord N $75^{\circ} 16' 25''$ E 28.97 feet); thence still along same N $76^{\circ} 55' 02''$ E 69.07 feet to a point; thence still along same by a curve to the right having a radius of 50.00 feet and an arc distance of 76.66 feet (chord S $59^{\circ} 09' 34''$ E 69.37 feet); thence along the westerly right of way line of John Scott Memorial Highway by a curve to the left having a radius of 2070.00 feet and an arc distance of 510.71 feet (chord S $22^{\circ} 18' 14''$ E 509.42); thence through lands of Jefferson County Technical Institute S $60^{\circ} 37' 41''$ W 164.08 feet to a point; thence along lands of Huberta Mining Company,

Inc. N 30° 22' 00" W 244.52 feet; thence still along same N 13° 00' 00" W 362.67 feet to a point at the place of beginning. Containing a total area of 2.177 acres.

				EX WALL		A		ROOFING		A		WINDOW		A		DOORS		A		FOUNDATION		A		FRAMING		A															
				STONE		<input type="checkbox"/>		GABLE/HIP		<input type="checkbox"/>		STORE FRT		<input type="checkbox"/>		OVERHEAD				SLAB		<input type="checkbox"/>		PRE ENG		<input type="checkbox"/>															
				BRICK		<input type="checkbox"/>		SHED/FLAT		<input type="checkbox"/>		CASEMENT		<input type="checkbox"/>						CRAWL		<input type="checkbox"/>		STEEL		<input type="checkbox"/>															
CLASS/QUALITY RANK				CON BLK		<input type="checkbox"/>		CON DECK		<input type="checkbox"/>		DBLH		<input type="checkbox"/>						PILE/COL		<input type="checkbox"/>		REINF CONC		<input type="checkbox"/>															
A) FP STRUCT. STEEL FRAME				1. BASIC				WD/MTL		<input type="checkbox"/>		MTL DECK		<input type="checkbox"/>		SLIDE BY		<input type="checkbox"/>				REINFOR		<input type="checkbox"/>		CB/MASON		<input type="checkbox"/>													
B) R.C. FRAME				2. FAIR				ENAM STL		<input type="checkbox"/>		WD DECK		<input type="checkbox"/>		CANOPY		A				STEEL		<input type="checkbox"/>		FRAME		<input type="checkbox"/>													
C) MASONRY BEARING WALLS				3. AVE				ALUM/VYL		<input type="checkbox"/>		METAL		<input type="checkbox"/>		LIGHTED		<input type="checkbox"/>		STEEL INS		<input type="checkbox"/>		BRICK		<input type="checkbox"/>		POLE		<input type="checkbox"/>											
D) WD OR STEEL FR EX. WALLS				4. GOOD				CON PANEL		<input type="checkbox"/>		ASPH		<input type="checkbox"/>		SOFFITS		<input type="checkbox"/>		WOOD		<input type="checkbox"/>		STONE		<input type="checkbox"/>		TILT UP		<input type="checkbox"/>											
S) METAL M) MILL P) POLE				5. EXCEL				PLATE GLS		<input type="checkbox"/>		RUBBER		<input type="checkbox"/>		C S W		<input type="checkbox"/>		MTL		<input type="checkbox"/>		CON BLK		<input type="checkbox"/>		SANDWICH		<input type="checkbox"/>											
TOTAL AREA				PERIMETER		0		STUCCO		<input type="checkbox"/>		BUILT UP		<input type="checkbox"/>		FACADE		A		GLASS		<input type="checkbox"/>		FRAME		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>											
# STORIES				STORY HT				INSULATED		<input type="checkbox"/>		INSULATED		<input type="checkbox"/>						STANDARD		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>											
AGE				SPRINKLER																																					
H.V.A.C.				FLOORS		B		1		2		3		U		PARTITIONS		B		1		2		3		U		INTERIOR FINISH		B		1		2		3		U			
Electric				<input type="checkbox"/>		Electric Wall		<input type="checkbox"/>		CONCRETE		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		MASONRY		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		UNFINISHED		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Forced Air Unit				<input type="checkbox"/>		Hot Water		<input type="checkbox"/>		WOOD		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		WD STUD		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		FINISH OPEN		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Hot Water, Rad				<input type="checkbox"/>		Space/ Wall Furnace		<input type="checkbox"/>		TILE A Q V T		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		MTL STUD		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		FINISH DIV		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Steam				<input type="checkbox"/>		Warm & Cld Air		<input type="checkbox"/>		CARPET		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		CEILINGS		B		1		2		3		U		PANEL		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Ventilation				<input type="checkbox"/>		Heat Pump		<input type="checkbox"/>		ASPHALT		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		ACCUT/PANEL		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		PLASTER / DW		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Package Unit				<input type="checkbox"/>		Ind TW Heat Pump		<input type="checkbox"/>		GRAVEL		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		PLASTER/DW		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		BLOCK		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Hot & Cld Water				<input type="checkbox"/>		Evaporated Cool		<input type="checkbox"/>		DIRT		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		SUSP/OPEN		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		GLAZED TILE		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Floor Furnace				<input type="checkbox"/>		Co-Ray-Vac		<input type="checkbox"/>		STANDARD		<input type="checkbox"/>				STANDARD						<input type="checkbox"/>				STANDARD		<input type="checkbox"/>				<input type="checkbox"/>									
Complete HVAC				<input type="checkbox"/>		No Heat		<input type="checkbox"/>		PLUMBING		A				LIGHTING		A																		A					
Refrig. Cooling				<input type="checkbox"/>		Standard		<input type="checkbox"/>		NO PLUMBING		<input type="checkbox"/>		EXTRA FIXTURES				FLUORESCENT		<input type="checkbox"/>		METAL HALIDE		<input type="checkbox"/>																	

Business Name: _____
 Property Address: 4000 SUNSET BV , DTE Code: 670

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08-01519-000

STEUBEN CORP - FORT STEUBEN T
 INDIAN CREEK LSD
 08280000100

LEGAL INFORMATION

2-6-12 35-A 8-B LAND Acres:74.9490
 74.949A MAP-08-28-01
 SPLIT

JEFFERSON COMM COLLEGE
 JEFFERSON COMM COLLEGE
 4000 SUNSET BOULEVARD
 STEUBENVILLE, OH 43952
 COMMENT

Internal Use Only
 00106

Map:

Block:

Card:

Bk:629 Pg:766

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	DS 05/28/18
08/02/1995	0	: 826	670	<input type="checkbox"/>	Pricer:	TR 06/26/18
	0	0: : 0		<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY			
VALUE YEAR	2013	2011	2010
REASON FOR CHANGE	MISC	MISC	MISC
ESTIMATED LAND	1,624,500	1,174,700	1,174,700
MARKET VALUE IMPR	10,947,600	10,947,600	10,531,800
TOTAL	12,572,100	12,122,300	11,706,500
ASSESSED LAND	568,580	411,150	411,150
VALUE IMPR	3,831,660	3,831,660	3,686,130
TOTAL	4,400,240	4,242,810	4,097,280

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input checked="" type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. TOPGRHY	F. VACANCY	J. EX FRONT
B. ACCESS	G. RESTRICT	R. REVAL
D. LOCATION	H. OTHER	
E. SZ/SHAPE	I. Partial Interest	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 74.9490					1,638,730	0	1,638,730

Business Name: _____ DTE Code: 670
 Property Address: 4000 SUNSET BV , _____

3 of 3



08-01519-000

STEUBEN CORP - FORT STEUBEN T
 INDIAN CREEK LSD
 08280000100

LEGAL INFORMATION

2-6-12 35-A 8-B LAND Acres:74.9490
 74.949A MAP-08-28-01
 SPLIT

JEFFERSON COMM COLLEGE
 JEFFERSON COMM COLLEGE
 4000 SUNSET BOULEVARD
 STEUBENVILLE, OH 43952
 COMMENT

Internal Use Only
 00106

Map:

Block:

Card:

Bk:629 Pg:766

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: DS	05/28/18
08/02/1995	0	: 826	670	<input type="checkbox"/>	Pricer: TR	06/26/18
	0	0: : 0		<input type="checkbox"/>	Reviewer:	
				<input type="checkbox"/>	Final:	
				<input type="checkbox"/>	Call Back:	
				<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR				
REASON FOR CHANGE				
ESTIMATED LAND				
MARKET VALUE IMPR				
TOTAL				
ASSESSED LAND				
VALUE IMPR				
TOTAL				

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input checked="" type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input checked="" type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. TOPGRHY	F. VACANCY	J. EX FRONT
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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 74.9490					1,638,730	0	1,638,730

